JAMES ANDERSON

FOR SALE

£1,300,000

Festing Road, Putney, SW15

Guide Price

Set on one of Putney's most coveted river roads, this well loved period home on Festing Road, SW15 enjoys an exceptional position moments from the Thames and directly facing the highly regarded Leaders Gardens. Homes in this prestigious location are extremely special and rarely come to the market, prized for their peaceful setting, attractive outlook and proximity to the river.

Arranged over two floors and extending to approximately 1187 sqft, the property offers generous and well balanced accommodation while retaining a wealth of original period features that add charm and character throughout. There is also enormous potential to extend, subject to the usual consents, allowing a purchaser to further enhance and personalise the space while the house remains entirely comfortable and spacious in its current form.

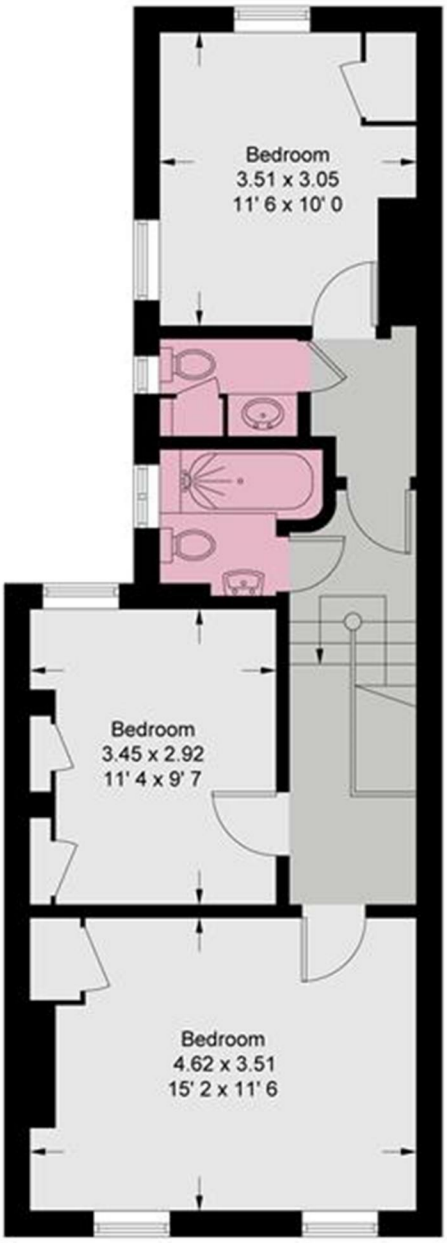
The ground floor comprises a welcoming and spacious double reception room, ideal for both formal entertaining and everyday family living, with elegant proportions and period detailing. To the rear is an extended kitchen and dining room which provides an excellent social space and enjoys views over and direct access to the quiet, peaceful and secluded rear garden, a wonderful spot for outdoor dining and relaxation.

Upstairs, the first floor offers three magnificent size bedrooms, all benefiting from excellent natural light and built in storage. These are served by a three piece family bathroom suite, complemented by an additional separate WC with wash hand basin, providing practicality for family living.

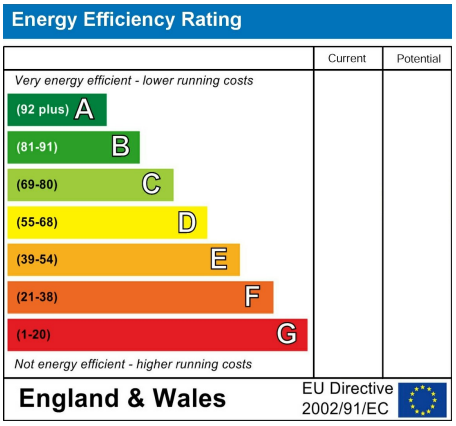
Festing Road is superbly located for the amenities of Putney, excellent transport links, riverside walks and a number of outstanding local schools. With its rare river road position, attractive outlook over Leaders Gardens and exciting potential, this is a truly special home offering a unique opportunity in one of SW15's most desirable settings.

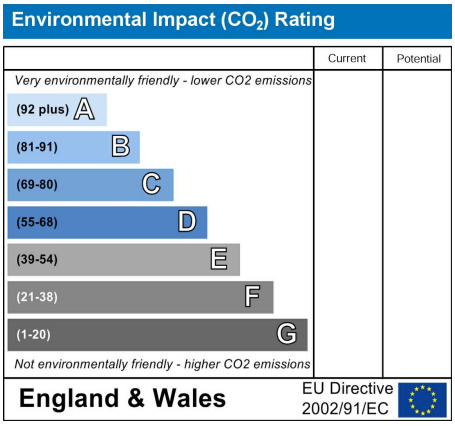
Tenure - Freehold
EPC Rating - TBC
Council Tax Band - F

Garden
7.87 x 4.90
25' 10 x 16' 1
(Approx)
Kitchen /
Dining Room
6.71 x 3.02
22' 0 x 9' 11
Reception
Room
7.77 x 3.48
25' 6 x 11' 5
IN


Bedroom
3.51 x 3.05
11' 6 x 10' 0
Bedroom
3.45 x 2.92
11' 4 x 9' 7
Bedroom
4.62 x 3.51
15' 2 x 11' 6

First Floor


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC